

Ratio Study

**Final Statistics**

**Preliminary Statistics**

County  
# sales 69

Median	70%	AAD	14.82%
Mean	71%	COD	21.20%
W. Mean	68%	PRD	104.39%

Median	61%	AAD	12.97%
Mean	61%	COD	21.19%
W. Mean	59%	PRD	102.72%

Market Area 1  
# sales 43

Median	70%	AAD	12.41%
Mean	70%	COD	17.79%
W. Mean	69%	PRD	101.80%

Median	64%	AAD	11.67%
Mean	64%	COD	18.35%
W. Mean	63%	PRD	101.54%

Market Area 2  
# sales 26

Median	71%	AAD	18.81%
Mean	72%	COD	26.38%
W. Mean	66%	PRD	109.71%

Median	56%	AAD	15.14%
Mean	55%	COD	27.22%
W. Mean	51%	PRD	109.67%

**Majority Land Use**

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	1	56.63%	0	N/A
Mkt Area 1	0	N/A	32	68.51%	1	46.90%
Mkt Area 2	0	N/A	15	69.90%	0	N/A

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	1	56.63%	0	N/A
Mkt Area 1	1	73.56%	36	68.87%	1	46.90%
Mkt Area 2	0	N/A	18	73.21%	1	16.50%

